



THE
A-TEAM

**RE/MAX
FIRST**

33 ERIN WOODS Circle, Calgary T2B 3C9

MLS® #: **A2155456** Area: **Erin Woods** Listing Date: **08/09/24** List Price: **\$379,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **3,713 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,474**
 Low Sqft:
 Ttl Sqft: **1,474**

DOM

40
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Modular Home**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind**
 Park Feat: **Driveway,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Metal Siding**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt:
Other,See Remarks

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Ceiling Fan(s),High Ceilings,Soaking Tub,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`6" x 14`9"	Family Room	Main	15`8" x 11`2"
Bedroom - Primary	Main	14`9" x 11`10"	4pc Ensuite bath	Main	14`9" x 6`11"
Bedroom	Main	14`9" x 9`3"	Bedroom	Main	9`10" x 7`6"
Laundry	Main	7`3" x 6`3"	Mud Room	Main	5`4" x 4`8"
4pc Bathroom	Main	7`4" x 5`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9011496

Zoning:
R-MH

Remarks

Pub Rmks: **This 3-bedroom home offers over 1,470 sq ft of comfortable living space. Situated in a peaceful cul-de-sac with only one neighbour, it backs onto beautiful green space, providing privacy and tranquility. Don't miss this opportunity to own a well-maintained home in a desirable area with no condo or lease fees. Spacious kitchen with plenty of room for a dining table. Vaulted ceilings for an airy, open feel. Three generous sized bedrooms including the huge primary bedroom with a large ensuite. Two living rooms so your kids can have their own private space to watch movies or do some gaming. Brand new Bradford White hot water tank. Ample storage outside with 3 sheds. Plenty of street parking. Great location, close to all amenities and easy access. Call your realtor today for a showing!**

Inclusions: **3 sheds, window air conditioning units(not attached) x 2**

Property Listed By: **RE/MAX Key**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123